

## AMENDMENT #4

### Hampton Zoning Ordinance Amendment

#### Article III – Use Regulations, New Section 3.48

#### Article XV – Elderly Housing Standards (Amend Section)

~~Strikethrough~~ = Proposed Deletion

Underline = Proposed Addition

**Highlighting** = All Proposed Changes

### ARTICLE III - USE REGULATIONS

#### Proposed New Section 3.48

*Table relocated from Article XV and amended as follows:*

**3.48** Elderly Housing, which includes Group Shared Residences, Supportive Agency-Sponsored Group Shared Residences, Congregate Housing, and Lifecare or Continuing Care Retirement Communities (as they are each defined in Section 1.6 – Definitions), or other elderly housing proposals that the Planning Board considers appropriate, after Public Hearing. (See Article XV for Elderly Housing Standards)

RAA	RA	RB	RCS	B	BS	I	G
X	X	R	R	R	R	X	R

### ARTICLE XV - ELDERLY HOUSING STANDARDS

**Section 15. ELDERLY HOUSING:** Where permitted per Article III, Section 3.48 of this Ordinance. ~~Elderly housing is subject to the approval of~~ Site Plan Review and approval by the Planning Board and must conform, but not be limited to the following standards ~~in permitted Districts~~ where permitted per Article III, Section 3.48 of this Ordinance.

RAA	RA	RB	RCS	B	BS	I	G
X	X	R	R	R	R	X	R

1. No Elderly Housing shall exceed the height requirement for the District in which it is proposed.
2. The required land area per dwelling unit shall equal that of the underlying district.
3. Any multi-storied building shall be subject to elevators. Elevator shafts shall be exempt from height requirements of the underlying zone.
4. Basement apartments/including any apartments with any portion of living space below grade level are prohibited.
5. Elderly housing shall comply with all Town and State Codes. In addition, State Building Code, NFPA (National Fire Protection Association) Life Safety Codes shall be followed as determined by the Town of Hampton Building Department and Fire Prevention Bureau.
6. Elderly housing shall provide a minimum indoor gathering area of twenty (20) square feet per dwelling unit, not to be less than four hundred (400) square feet per building. This area shall not include dining facilities.
7. Driveways and parking areas shall be located at least twenty-five (25) feet from the front of any building and at least ten (10) feet from the side or rear of any building.
8. All driveways, lighting and landscaping associated with such areas shall conform to construction specifications for new subdivision streets.
9. Parking configuration shall be as determined by the Planning Board. This determination shall take into consideration the type of Elderly Housing being presented.
10. A minimum open buffer zone of at least twenty-five (25) feet shall be preserved along all boundaries of the site. Natural woodlands shall be the preferred landscaping. In locations of no natural woodlands, the Planning Board shall approve the landscaping.
11. All building shall be located twenty (20) feet from the interior edge of the buffer zone.
12. Types of elderly housing permitted are: Group Shared Residence, Supportive Agency-Sponsored Group Shared Residence, Congregate Housing and Lifecare or Continuing Care Retirement Communities or other elderly housing proposals that the Planning Board considers appropriate, after Public Hearing.